



Planning Department

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MEMORANDUM

To: Planning Board

Date: October 5, 2007

From: Roland Bartl, AICP, Planning Director

R. Bartl

Subject: Potential Zoning Amendments for 2008 Annual Town Meeting

It is my understanding that the Design Review Committee, during its visit with the Planning Board, will present the Board with two changes for its consideration:

- a) Municipal Exemption from the zoning bylaw.
- b) Outdoor seating for restaurants in Kelley's Corner, without the current requirements that it must be "on a patio closed on all sides with entrance to the patio normally available only from the BUILDING".

In addition, the following changes could be considered:

- 1. The EDC is working with industrial property owners at Post Office Square (LI-1) district to see if several zoning limitation could be eased or resolved to help retain Acton based companies and encourage reinvestment and expansion.
- 2. Insert an off-site affordable senior and/or family housing contribution as an alternative for the requirement of affordable age-restricted units in senior residence developments. The off-site contribution could be in units that the developer buys, makes ready for resale, and then sell at a discounted and deed restricted price that adds to Acton's affordable housing inventory. Or, there could be a transaction of money to the Town/ACHC for the creation of affordable units. Contribution formulas will need to be worked out either way.
- 3. There may be other clean-up items. One that comes to mind is to allow two-family building in N.A. Village.